

BELLEVUE PLANNING COMMISSION

Thursday, May 22, 2025 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of April 24, 2024 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

a. Request to rezone Lots 1 through 4, Campagna Estates, being a replat of Lots 1 through 4, Campagna's 2nd Addition, from RE and RS-72 to RE and RS-72 for the purpose of lot line adjustments; Small Subdivision Plat Lots 1 through 4, Campagna Estates; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width.

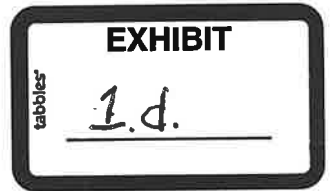
Applicant: Dorothy Campagna. General location: 12114 S 36th St . Case #'s: Z-2503-03, S-2503-05.

b. Request to approve the Master Plan for the Bellevue Entertainment District area.

Applicant: City of Bellevue

4. CURRENT BUSINESS

5. ADJOURNMENT at 6:23 P.M.



MINUTE RECORD

Bellevue Planning Commission Meeting, April 24, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, April 24, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Aerni, Bennett, Sims, Hankins, Yoder, Lasenburg, and Perrin. Absent were Commissioners Ackley, and Taylor-Jones. Also present was Tammi Palm, Planning Director and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Hankins announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Yoder, seconded by Lasenburg, to approve the minutes of the March 27, 2025, regular meeting as presented. Upon roll call, Bennet, Sims, Hankins, Yoder, Lasenburg, and Perrin voted yes. Aerni Abstained. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Palm stated on Monday April 21st an email was received from Robert Kramer, President of Trees, Shrubs, and More regarding agenda item 3.c. She said a copy was provided to the Commissioners and it will be included as part of tonight's record.

Motion was made by Bennett, seconded by Aerni, to accept into the record all staff reports, attachments, memos, and handouts regarding each application including additional email. Upon roll call, all present voted yes. Motion carried unanimously.

The following item was on the consent agenda.

Request to final plat Lots 1 through 5, Bellevue Entertainment District, being a platting of Tax Lots 20 through 22, located in the Northeast ¼ of Section 22, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue. General Location: NW Corner of Hwy 75 & Hidden Valley Dr. Case #: S-2503-08.

There was no one present to speak in favor of or opposition to this request.

Motion was made by Yoder, seconded by Sims, to Approve the Consent Agenda items as presented. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on May 6, 2025.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 through 4, Campagna Estates, being a replat of Lots 1 through 4, Campagna's 2nd Addition, from RE and RS-72 to RE and RS-72 for the purpose of lot line adjustments; Small Subdivision Plat Lots 1 through 4, Campagna Estates; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width. Applicant: Dorothy Campagna. General location: 12114 S 36th St. Case #'s: Z-2503-03, S-2503-05.

Hankins asked staff for updates. Palm stated the applicant is requesting a continuance of this item to the May 22, 2025, Planning Commission meeting. She said staff is supportive of the request.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Hankins closed the public hearing.

MOTION was made by Bennett, seconded by Lasenburg to CONTINUE to the May 22nd Planning Commission meeting a request to rezone Lots 1 through 4, Campagna Estates, being a replat of Lots 1 through 4, Campagna's 2nd Addition, from RE and RS-72 to RE and RS-72 for the purpose of lot line adjustments; Small Subdivision Plat Lots 1 through 4, Campagna Estates; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width. Applicant: Dorothy Campagna. General location: 12114 S 36th St. Case #'s: Z-2503-03, S-2503-05. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be CONTINUED to Planning Commission for PUBLIC HEARING on May 22, 2025.

MINUTE RECORD

Bellevue Planning Commission Meeting, April 24, 2025, Page 2

PUBLIC HEARING was held on a request to small subdivision plat Lot 1, Jena's Corner, being a replat of Lots 9 through 11, and 19 through 21, Block 1, Randolph Place, and half of the vacated alley adjacent; and waiver of Section 6-7 (4), Subdivision Regulations, regarding through lots. Applicant: Chuck Shanahan. General location: 2520 Olive Street. Case #: S-2503-06.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request. She stated the applicant is requesting to combine several nonconforming lots to facilitate additional construction on the property. Palm stated the small subdivision plat will be considered a through lot because of the frontage on two different streets, which requires a waiver of the Subdivision Regulations. She said there are some minor technical deficiencies listed. Palm stated staff is recommending approval based on the satisfaction of technical deficiencies prior to the item being placed on a City Council agenda.

Charles Shanahan, 2520 Olive Street, Bellevue, NE, stated the request for a small subdivision plat is so he can build a garage.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Hankins closed the public hearing.

Yoder questioned whether there were utilities or alley easements on the property. Palm stated the alley had been vacated but the utility companies do maintain rights to any easements that are currently existing, and it would be the applicant's responsibility to know what those are before he facilitates any construction. Shannahan stated he understands that and has always left the alley available to the utilities. He said where he plans to build the garage would not affect the location of easements. Discussion ensued regarding the technical deficiencies.

MOTION was made by Aerni, seconded by Perrin to recommend APPROVAL of a request to small subdivision plat Lot 1, Jena's Corner, being a replat of Lots 9 through 11, and 19 through 21, Block 1, Randolph Place, and half of the vacated alley adjacent; and waiver of Section 6-7 (4), Subdivision Regulations, regarding through lots. Applicant: Chuck Shanahan. General location: 2520 Olive Street. Case #: S-2503-06. APPROVAL based upon conformance with the Zoning Ordinance, and Subdivision Regulations, subject to satisfaction of the technical deficiencies prior to being placed on a City Council agenda. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on May 6, 2025.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, Mr. T's Addition Replat II, being a replat of Lot 1, Dvorsky's Commercial Subdivision No. II, and Lot 1, Mr. T's Addition Replat I, from BG and ML to BG and ML for the purpose of commercial development; small subdivision plat Lots 1 and 2, Mr. T's Addition Replat II; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width. Applicant: John Howell. General location: South 36th Street and Cornhusker Road. Case #'s: Z-2503-04, S-2503-07.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request. She said this is a small subdivision and rezoning request. Palm stated the rezoning is because of a property line adjustment with the lot to the south. She said the northern lot on the corner of 36th and Cornhusker is zoned BG (General Business) and the southern lot with the storage units is zoned ML (Light Manufacturing), so to facilitate the lot line adjustment the rezoning must happen. Palm said staff is supportive of this request as it conforms with regulations. She said the applicant has indicated part of their desire is to have a cross access easement to facilitate the construction of a convenience store. Palm said an email from Robert Kramer of Trees, Shrubs, and More is in opposition to the request. She said Mr. Kramer opposes any access in and out of his property. Palm said this request does not address access with Mr. Kramer's property. She said this is a rezoning and small subdivision plat, not a site plan approval situation, so access will be reviewed at the time of the building permit process. Palm stated the waiver request is the three to one depth to width and staff is supportive of this request since it exists that way presently.

John Howell, Lamp Rynearson, 27114 Bohling Dr., Omaha, NE, stated he was available to answer any questions.

Tara Limbach, 5725 Foxridge Dr., KS, stated she is the real estate manager with QuikTrip and is also available for questions.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Hankins

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closed the public hearing.

Lasenburg questioned if staff was concerned with traffic flow in the area. Palm stated QT (Quick Trip) has been working with the city for a couple of years and because the current zoning allows for commercial construction, the city is doing what it can to help facilitate that. She said yes, traffic is a concern and that is something the city will continue to work through as part of the building permit process. Palm stated the situation is not ideal in terms of access, but it is a platted lot of record so the city is working with the applicant and would work with any applicant to facilitate the best possible access.

Aerni questioned where the shared access would be. She said the full shared access will be off of South 36th Street, and there will be some type of restricted right-in and right-out off of Cornhusker due to a median on Cornhusker. She said there is an existing easement that goes across the property to the west, but QT does not intent to use that access because of Trees, Shrubs, and More.

MOTION was made by Yoder, seconded by Aerni to recommend APPROVAL of a request to rezone Lots 1 and 2, Mr. T's Addition Replat II, being a replat of Lot 1, Dvorsky's Commercial Subdivision No. II, and Lot 1, Mr. T's Addition Replat I, from BG and ML to BG and ML for the purpose of commercial development; small subdivision plat Lots 1 and 2, Mr. T's Addition Replat II; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width. Applicant: John Howell. General location: South 36th Street and Cornhusker Road. Case #'s: Z-2503-04, S-2503-07. APPROVAL based upon conformance with the Zoning Ordinance, and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on May 20, 2025.

PUBLIC HEARING was held on a request for site plan approval for Lots 3A and 3B, Normandy Hills, for the purpose of multi-family residential development. Applicant: Charles R. Clatterbuck GST Exempt Trust. General Location: Normandy Blvd. and Grenoble Dr. Case #: Z-2502-02.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request. Palm stated the purpose of the request is to facilitate a multi-family residential development. She said the platted lot is currently zoned RG-20-PS which allows for multi-family residential. Palm stated the applicant is wanting to construct 90 apartment units in three buildings along with four garage structures. She said the Public Works Department has reviewed access, utilities, grading and drainage. JEO Consulting has also reviewed the drainage study for the city. Palm stated the applicant has corrected minor technical deficiencies and staff is recommending approval of the request.

Fortino Ramirez, 2735 S 13th Street, Omaha, NE was present on behalf of the applicant. He stated there will be some amenities which include a 1,200 square foot gym and a leasing office. Ramirez said there will be picnic areas and significant landscaping.

Chad Clatterbuck, 4256 Lynnwood Drive, Bellevue, NE, stated he works with his father in property management and real estate development. He said they currently manage Haley's Court and Chadwick apartments.

Yoder disclosed his brother was in attendance this evening.

Ben Yoder, 1021 Grenoble Drive, Bellevue, NE, stated he lives next to the proposed apartments and has concerns about lighting on the site. Yoder stated two of the bedrooms on the north side of his house face this development. Palm stated as part of the building permit process the lighting will be reviewed. She said article nine of the zoning ordinance does require the developer to have downcast lighting. Palm stated there cannot be light pollution past the property line onto the single-family property adjacent. She said over the last ten or fifteen years there have been a lot of improvements in lighting technology to prevent this type of situation. Ramirez stated as part of the design they will meet code.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Hankins closed the public hearing.

Aerni questioned why the city did not request Normandy Boulevard be extended to the north with this development. Palm stated Darling Industries owns the property to the north so it is unlikely there will be development there. She said when looking at the drainage and other issues that is not the most desirable route. Palm stated the city has a contract with HDR to design Fort Crook Road to the South

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and ultimately go all the way to Hwy 34 to establish the other connection needed. She said if in the future Darling Industries sells the property and it is developed, then the city would require a connection at that time.

Yoder stated he noticed on the landscaping and site plan that there was minimal parking on the south side of the lot, and he appreciated the consideration for the neighborhood.

MOTION was made by Aerni, seconded by Bennett to recommend APPROVAL of a request for site plan approval for Lots 3A and 3B, Normandy Hills, for the purpose of multi-family residential development. Applicant: Charles R. Clatterbuck GST Exempt Trust. General Location: Normandy Blvd. and Grenoble Dr. Case #: Z-2502-02. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan, as well as lack of perceived negative impact upon the surround area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on May 20, 2025.

PUBLIC HEARING was held on a request to amend the Future Land Use Map of the Comprehensive Plan to adjust for Offutt AFB boundaries. Applicant: City of Bellevue.

Hankins asked staff for updates. Palm stated there were no updates. She said this a slight modification to the existing Future Land Use Map. Palm stated after the plan was approved an error was noticed on the boundary for Offutt AFB on south 25th Street between Hwy 370 and Capehart Road. She said in recent months Offutt has had property deeded to them to the west of Paradise Park and that is now included as federal land on the revised map.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Hankins closed the public hearing.

Aerni questioned if the area recently acquired by Offutt was still in the city limits. Palm stated as of the next City Council meeting it will be de-annexed.

MOTION was made by Yoder, seconded by Bennett to recommend APPROVAL of a requests to amend the Future Land Use Map of the Comprehensive Plan to adjust for Offutt AFB boundaries. Applicant: City of Bellevue. APPROVAL of the updated Future Land Use Map of the Comprehensive Plan to accurately reflect Offutt AFB boundaries. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on May 20, 2025.

Meeting adjourned at 6:38 p.m.



Dianna Van Horn
Planning Secretary



We Influence The World!

City of Bellevue
Planning Department
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

3.a.

TO: Planning Commission
FROM: Tammi Palm, Planning Director
DATE: May 15, 2025
RE: Lots 1 through 4, Campagna Estates Rezoning and Small Subdivision Request

The applicant is requesting this item be continued indefinitely to allow their family time to work through some platting issues. At such time this item is brought forward, staff will re-advertise and re-notify property owners within 300 feet.

Staff supports this request.



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3.b.

TO: Planning Commission
FROM: Tammi Palm, Planning Director
DATE: May 15, 2025
RE: Bellevue Entertainment District Master Plan

The city has been working with Olsson for engineering and planning assistance for the newly platted Bellevue Entertainment District near the northwest corner of Highway 75 and Hidden Valley Drive. Part of this process has been the development of a master plan for the area bounded by the old Platteview Road on the north, Highway 75 to the east, and Hidden Valley Drive to the south.

The property is presently zoned Mixed Use. The MU District is intended to accommodate projects that combine several compatible land uses into an integrated development and to allow for flexibility in the siting of buildings and the layout of lots. The MU District permits mixing residential area with workplaces and services. Development in the MU District must accommodate diverse transportation systems, including pedestrian and bicycle movement, and integrate them with surrounding environments. The proposed plan represents these concepts.

The Bellevue Bay Waterpark will soon be under construction in the southeast corner of the property. The plan proposes entertainment and hotel uses immediately surrounding the waterpark, along with a couple of parking garages. Entertainment venues could include options similar to Topgolf, indoor climbing/recreational facilities, and a casino to name a few.

Mixed use and commercial uses are shown in the center of the property. This would include a mix of commercial, retail, restaurants, and office, while allowing for the potential of residential uses above. High density residential is proposed along the western edge of the property.

The Plan is walkable and pedestrian friendly. The proposed street layout serves several purposes; they not only provide solid north-south and east-west connections, but they are designed as boulevards with landscaping islands and ample room for adjacent trails. It is vital

that this area must provide connectivity and trail options to allow for walkability from one area to another. Roundabouts are also shown to allow for traffic efficiency and to act as traffic calming along a busy north-south corridor.

The plan offers an ample amount of open/green space to allow for amenities such as public art and gathering spots. Two ponds are shown as amenities but will also serve as detention for the area. Plaza space is also shown throughout along the east-west corridors.

Parking will be provided through on-street options as well as several parking garages.

All projects developed in an MU District as subject to approval of a development agreement. These agreements must be approved by the City Council as development occurs and will provide city control over the type of development and its design. Conformance to the Master Plan will also play a role in the development of the Entertainment District.

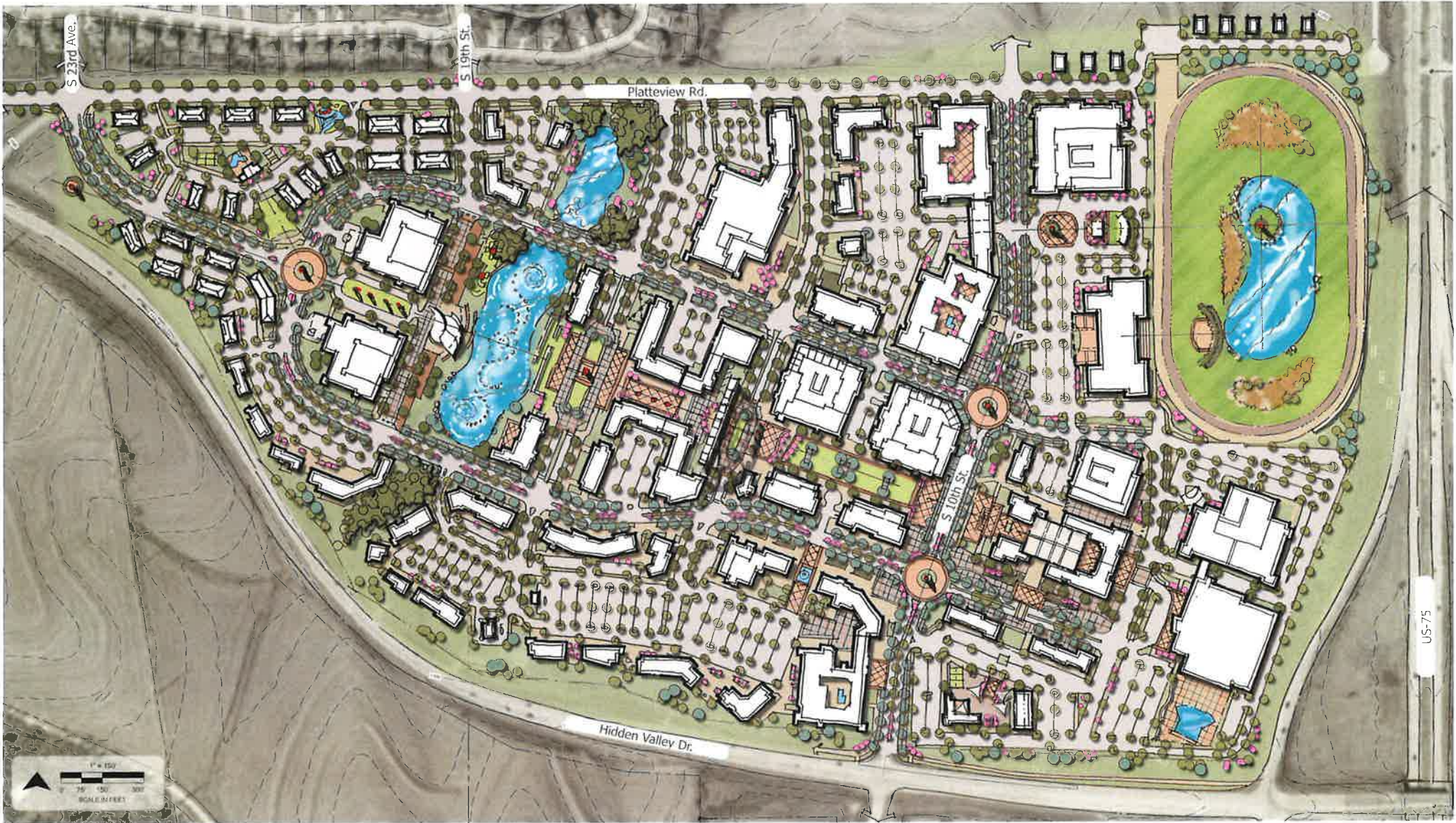
There are three attachments to this memo:

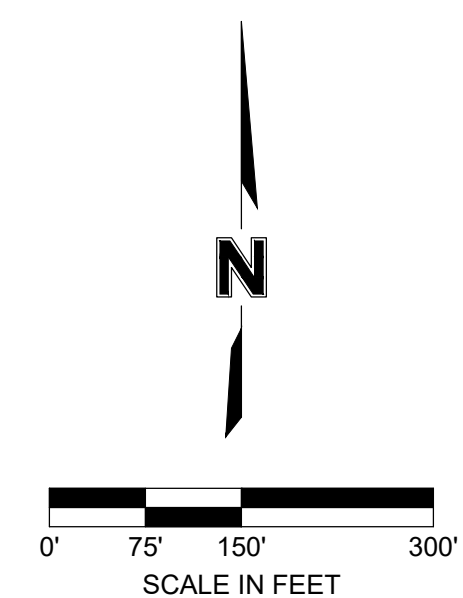
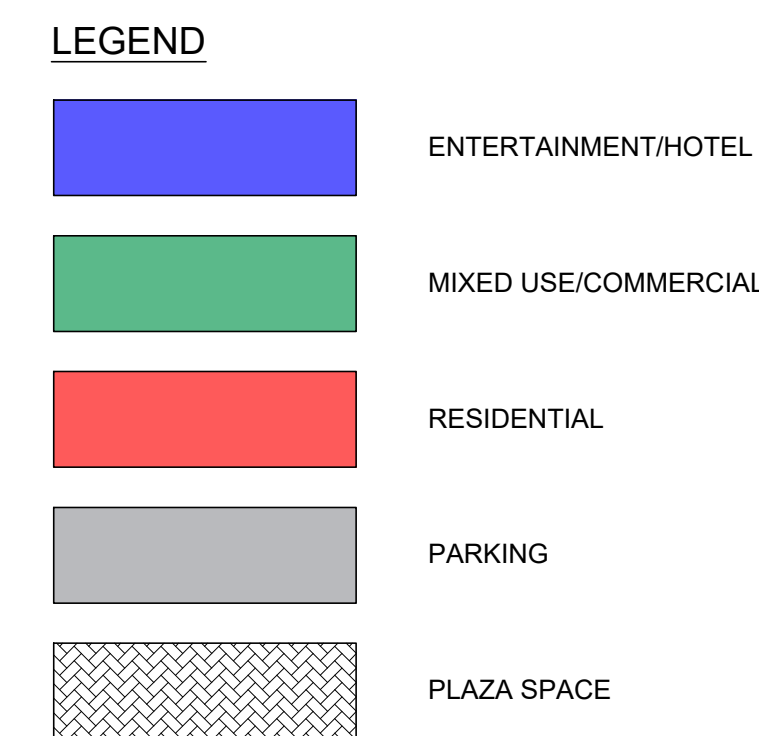
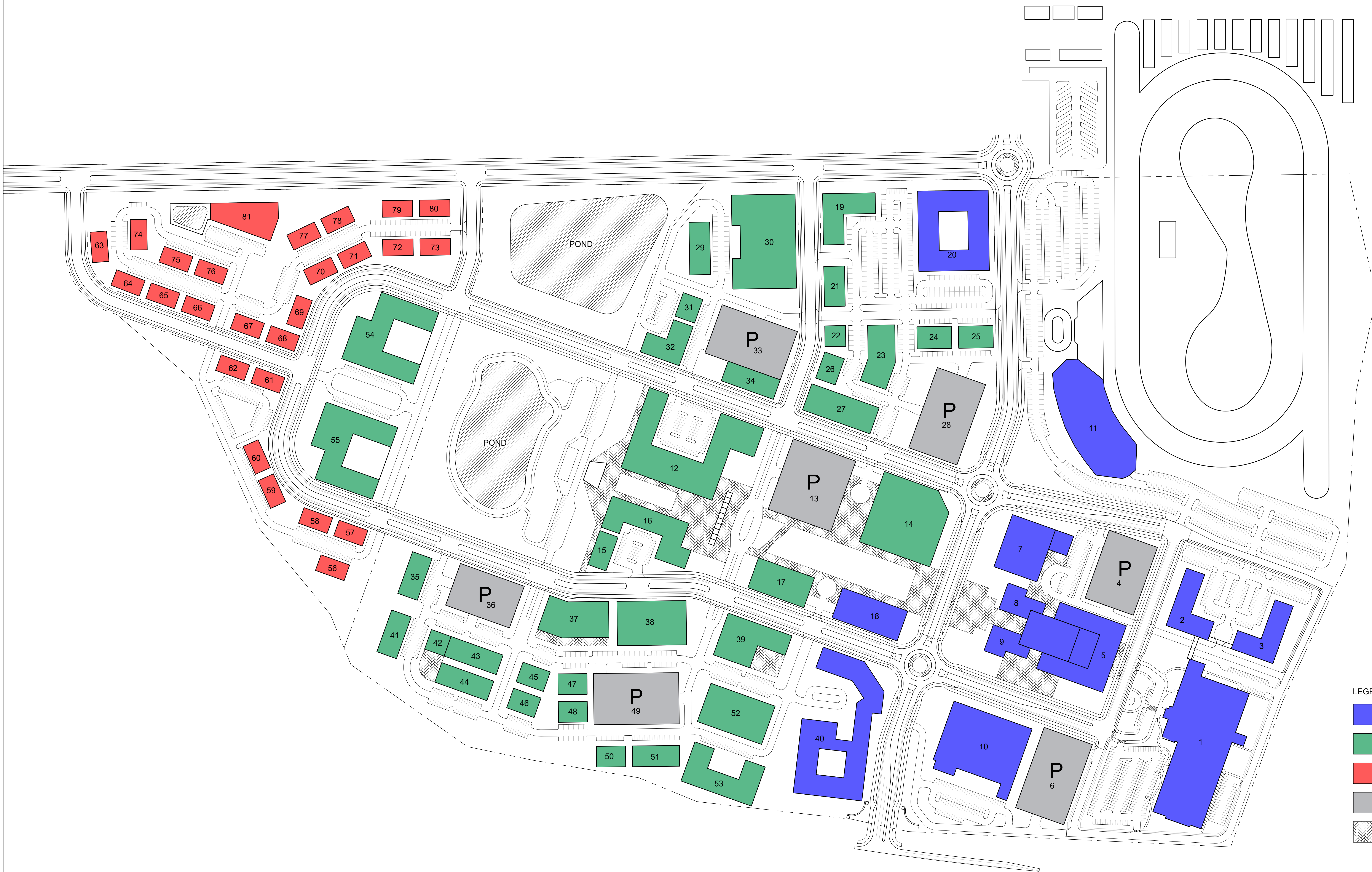
1. Master Plan
2. Master Plan color-coded according to proposed use
3. Conceptual sketch of the Entertainment District

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends APPROVAL of the Entertainment District Master Plan.

MASTERPLAN





olsson

BY: _____

DESCRIPTION: _____

DATE: _____

REV. NO.: _____

MASTER PLAN

BELLEVUE ENTERTAINMENT DISTRICT

2025

REVISIONS

drawn by: _____

designed by: _____

project no.: 024-03706

date: 05.12.25

BELLEVUE, NE

SHEET

1 of 1

MASTERPLAN

